

**Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 52
AGENDA DATE: Thu 03/02/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0113.02 - East Riverside/Oltorf Neighborhood Plan, Tracts 302 and 303 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1601 Grove Boulevard (Country Club Creek Watershed) from neighborhood commercial (LR) district zoning to single-family residence-large lot (SF-1) district zoning and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. First reading approved on January 12, 2006. Vote: 6-0, Mayor Pro Tem Thomas - absent. Applicant: Larry & Robin Yount. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0113.02 (Pleasant Valley Tracts 302-303)

REQUEST:

Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as East Riverside Drive at Oltorf from family residence (SF-3) to single family residence large lot (SF-1) base district and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district

DEPARTMENT COMMENTS:

This was one of several tracts in the East Riverside – Oltorf Combined Neighborhood Plan that were supported by the neighborhood, property owner and staff. Planning Commission recommended that these tracts move forward while the rest of the plan is completed.

The conditional overlay limits access along County Club road to a left-in, right-in, and left-out movement only, and prohibits parking in the 25 foot setback along Riverside Dr.

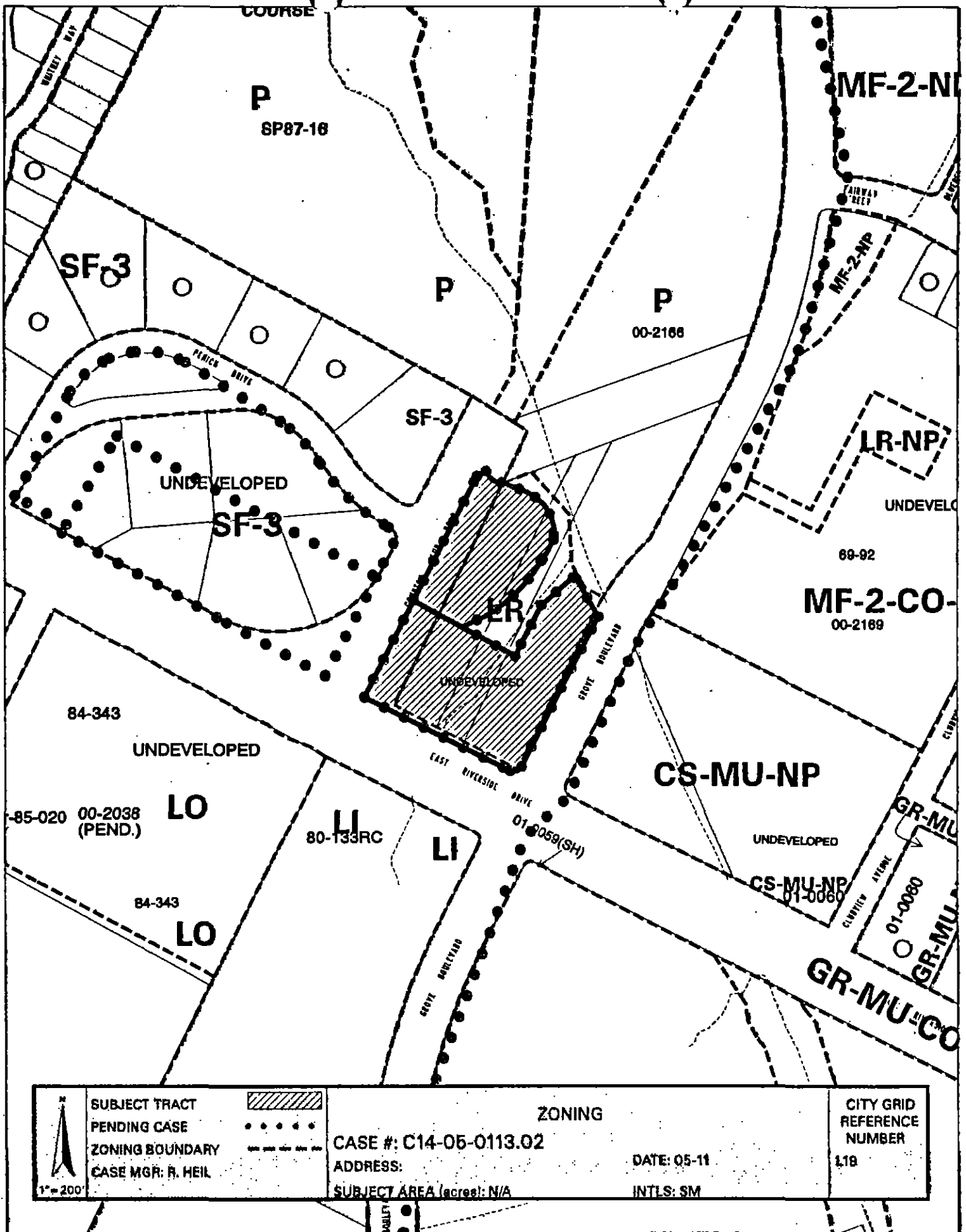
APPLICANT/AGENT: City of Austin

DATE OF FIRST READING: January 12, 2006 (6-0).

CITY COUNCIL ACTION: Approved single family residence large lot (SF-1) base district and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district (6-0 vote).

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us



**DESCRIPTION
TRACT 302**

FOR A 0.943 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 0.943 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point at the most westerly northwest corner of said 0.56 acre tract, said point being also at the southwest corner of a 5.637 acre tract of land as described in that deed to City of Austin, recorded as Cause No. 2356 and on the southeast right-of-way line of Country Club Drive for the most westerly northwest corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the northwest boundary line of said 5.637 acres bears, N 26°56'31" E a distance of 118.53 feet;

THENCE with the north boundary line of said 0.56 acre tract and the south boundary line of said 5.637 acre tract, passing at an arc distance of 2.73 feet a ½" iron rod found, in all a total arc distance of 18.79 feet along the arc of a curve to the right, having a radius of 490.00 feet, a central angle of 02°11'50" and a chord which bears N 60°39'59" E a distance of 18.79 feet to a calculated point for the most northerly northwest corner hereof;

THENCE over and across said 0.56 acre tract and said 2.413 acre tract the following seven (7) courses and distances:

1. a distance of 36.49 feet along the arc of a curve to the left, having a radius of 31.76 feet, a central angle of 65°49'52", and a chord which bears S 53°45'42" E a distance of 34.51 feet to calculated point of reverse curvature hereof;

Tract 302

2. a distance of 33.86 feet along the arc of a curve to the right, having a radius of 433.90 feet, a central angle of $04^{\circ}28'17''$, and a chord which bears $S 71^{\circ}05'57'' E$ a distance of 33.85 feet to calculated point of compound curvature hereof;
3. a distance of 32.99 feet along the arc of a curve to the right, having a radius of 99.96 feet, a central angle of $18^{\circ}54'33''$, and a chord which bears $S 62^{\circ}07'38'' E$ a distance of 32.84 feet to calculated point of compound curvature hereof;
4. a distance of 89.59 feet along the arc of a curve to the right, having a radius of 74.16 feet, a central angle of $69^{\circ}12'47''$, and a chord which bears $S 22^{\circ}55'17'' E$ a distance of 84.24 feet to calculated point of compound curvature hereof;
5. a distance of 44.65 feet along the arc of a curve to the right, having a radius of 223.86 feet, a central angle of $11^{\circ}25'42''$, and a chord which bears $S 29^{\circ}53'42'' W$ a distance of 44.58 feet to calculated point of compound curvature hereof;
6. a distance of 189.19 feet along the arc of a curve to the right, having a radius of 277.76 feet, a central angle of $39^{\circ}01'33''$, and a chord which bears $S 50^{\circ}16'14'' W$ a distance of 185.55 feet to calculated point for the southeast corner hereof, and,
7. $N 61^{\circ}13'32'' W$ a distance of 99.53 feet to a calculated point on the northwest boundary line of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive for the southwest corner hereof, from which a $\frac{1}{2}$ " iron rod found at a point of curvature of said 2.413 acre tract and on the intersection of the northwest right-of-way line of Grove Boulevard and the northeast right-of-way line of Riverside Drive bears, $S 26^{\circ}56'31'' W$ a distance of 198.41 feet and $S 63^{\circ}19'44'' E$ a distance of 294.33 feet;

THENCE with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive, $N 26^{\circ}56'31'' E$ a distance of 251.77 feet to the **POINT OF BEGINNING** and containing 0.943 acres of land.

Bearing basis is referenced to previous work preformed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT

Tract 302

**TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY
EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY
THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE
POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED**

Prepared by
BAKER-AICKLEN & ASSOCIATES, INC.
405 Brushy Creek Road
Cedar Park, TX 78613
(512) 260-3700

Job No.: 1497-2-001-27

Filename: W:\PROJECTS\PENICK PLACE\DOCRES TR A B ZONING.dwg

TRAVIS COUNTY,
TEXAS.

1" IRON PIPE FOUND ⊙
1/2" IRON ROD FOUND ●

1" IRON PIPE IN CONCRETE FOUND

**1/2" IRON ROD WITH
BAKER-AICKLEN INC. CAP FOUND**

CALCULATED POINT Δ

NAIL FOUND ▲

POINT OF BEGINNING P.O.B.

0 100
SCALE: 1" = 100'



CURVE TABLE

NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
C1	155.06'	92.14'	34°02'54"	N 49°14'55" E	90.79'
C2	165.09'	48.28'	16°45'24"	N 75°13'51" E	48.11'
C3	146.11'	91.62'	35°55'48"	S 78°25'05" E	90.13'
C4	136.99'	19.62'	06°12'24"	S 53°48'02" E	19.60'
C5	272.83'	85.30'	17°54'45"	S 40°44'20" E	84.95'
C6	323.98'	169.51'	29°58'41"	S 46°46'06" E	167.58'
C7	21.62'	33.67'	89°12'52"	S 17°10'43" E	30.37'
C8	31.76'	36.49'	65°49'52"	S 53°45'42" E	34.51'
C9	433.90'	33.86'	04°28'17"	S 77°05'57" E	33.85'
C10	99.96'	32.99'	18°54'33"	S 62°07'38" E	32.84'
C11	74.16'	89.59'	69°12'47"	S 22°55'17" E	84.24'
C12	223.86'	44.65'	11°25'42"	S 29°53'42" W	44.58'
C13	277.76'	189.19'	35°01'33"	S 50°16'14" W	185.55'
C14	450.00'	18.79'	02°11'50"	N 60°39'59" E	18.79'

JOB NO.: 1497-2-001-25
BY: BJ
PAGE 7 OF 7



**BAKER-NICKLEN
& ASSOCIATES, INC.**
ENGINEERS/SURVEYORS

**DESCRIPTION
TRACT 303**

FOR A 1.710 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 0.56 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY & ROBIN YOUNT, RECORDED IN VOLUME 7099, PAGE 1303 OF THE REAL PROPERTY RECORDS OF SAID COUNTY AND A PORTION OF A 2.413 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO LARRY K. & ROBIN YOUNT, ET AL., RECORDED IN VOLUME 7724, PAGE 998 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 1.710 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found at the most southerly southeast corner of said 2.413 acre tract and on the northeast right-of-way line of said Riverside Drive for the more westerly southeast corner hereof;

THENCE with the northeast right-of-way line of Riverside Drive and in part with the southwest boundary line of said 2.413 acre tract and said 0.56 acre tract, N 63°19'44" W a distance of 294.33 feet to a calculated point at the southwest corner of said 0.56 acre tract and on the southeast right-of-way line of said Country Club Drive, for an angle point hereof;

THENCE with the northwest boundary line of said 0.56 acre tract and the southeast right-of-way line of said Country Club Drive, N 26° 56'31" E a distance of 198.41 feet to a calculated point, for the northeast corner hereof, from which a ½" iron rod found at the northeast corner of said Country Club Drive and on the southwest boundary line of a 5.637 acre tract as described in Cause No. 2356 to City of Austin bears, N 26°56'31" E a distance of 370.29 feet;

THENCE over and across said 0.56 acre tract and said 2.413 acre tract, the following five (5) courses and distances:

1. S 61°13'32" E a distance of 208.13 feet to a calculated point for an angle point hereof;
2. N 26°40'16" E a distance of 102.55 feet to a calculated point for an angle point hereof,
3. N 48°42'31" E a distance of 75.48 feet to a calculated point for an angle point hereof,
4. S 71°35'00" E a distance of 6.44 feet to a calculated point for an angle point hereof, and

5. S 29°45'32" E a distance of 78.38 feet to a calculated point on the southeast boundary line of said 2.413 acre tract and on the northwest right-of-way line of Grove Boulevard, for the northeast corner hereof;

THENCE with the southeast boundary line of said 2.413 acre tract and the northwest right-of-way line of said Grove Boulevard, the following two (2) courses and distances:

1. S 26°40'16" W a distance of 305.55 feet to ½ " iron rod found for a point of curvature hereof, and
2. with the arc of a curve to the right having a radius of 15.00 feet, an arc length of 23.49 feet, a central angle of 89°44'11", and a chord which bears S 70°17'34" W a distance of 21.16 feet to the **POINT OF BEGINNING** hereof and containing 1.710 acres of land.

Bearing basis is referenced to previous work preformed by Baker-Aicklen & Assoc. Inc., being the west boundary line of Fairway Place Sec. 1, Book 57, Page 23 of the Plat Records of Travis County, Texas.

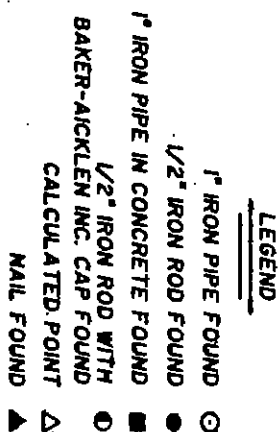
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Filename: W:\PROJECTS\FENICK PLACE\DOCCOMM TR A B ZONING.dwg

**CITY OF AUSTIN
CAUSE NO. 2356
5.637 ACRES**

**TRAVIS COUNTY,
TEXAS**



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 62°26'14" W	80.00'
L2	S 61°13'32" E	79.96'
L3	S 61°13'32" E	0.93'

LINE TABLE

CURVE TABLE					
NUMBER	RADIUS	ARC	CEN. ANGLE	CH. BRG.	CHORD
CI	15.00'	23.49'	89°44'W"	S 70°17'34" W	21.6'

CURVE TABLE

JOB NO.: 1497-2-001-25
BY: BJ
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BAKER-AICKLEN & ASSOCIATES, INC.
ENGINEERS/SURVEYORS



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Austin City Council

MINUTES REGULAR MEETING THURSDAY, JANUARY 12, 2006

Invocation: Pastor George Holcombe, Asbury United Methodist Church The following represents the actions taken by the Austin City Council in the order they occurred during the meeting. While the minutes are not in sequential order, all agenda items were discussed. The City Council of Austin, Texas, convened in a regular meeting on Thursday, January 12, 2006 in the Council Chambers of City Hall, 301 W. 2nd Street, Austin, Texas.

Mayor Wynn called the Council Meeting to order at 10:18 a.m.

CONSENT AGENDA

The following items were acted on by one motion. No separate discussion or action occurred on any of the items. The consent items were approved on Council Member McCracken's motion, Council Member Dunkerley's second on a 5-0 vote. Mayor Pro Tem Thomas was absent. Council Member Alvarez was off the dais.

1. Approval of the minutes from the meeting of December 15, 2005.

The minutes from the meeting of December 15, 2005, were approved.

2. Approve an ordinance authorizing the acceptance of grant funds in the amount of \$23,500 from the United States Department of Energy through the State of Texas Energy Conservation Office (SECO); and amending the Fiscal Year 2005-2006 Austin Energy Operating Budget of Ordinance No. 050912-001 to appropriate \$23,500 for the purpose of continuing the Clean Cities Program for the grant period of February 1, 2006, through August 31, 2006. (Funding in the amount of \$23,500 in grant funds is available from the State of Texas Energy Conservation Office.) (Recommended by the Electric Utility Commission.)

Ordinance No. 20060112-002 was approved.

3. Approve a resolution authorizing negotiation and execution of an Interlocal Agreement with the State of Texas Energy Conservation Office (SECO) to extend the City's involvement in the Clean Cities program with funding from February 1, 2006 to August 31, 2006 in an amount not to exceed \$23,500. (Grant funding is available from the State of Texas Energy Conservation Office.) (Recommended by the Electric Utility Commission.)

Resolution No. 20060112-003 was approved.

4. Amend the Fiscal Year 2005-2006 Economic Growth and Redevelopment Services Office Operating Budget Special Revenue Fund of Ordinance No. 20050912-001 to appropriate funds to adopt a budget for the Downtown Austin Public Improvement District with a beginning balance in the amount of

Z-13 C14-05-0112.08 - East Riverside/Oltorf Neighborhood Plan, Tract 57 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1840 Burton Drive (Country Club Creek Watershed) from neighborhood commercial (LR) district zoning to multi-family residence-medium density (MF-3) district zoning. Planning Commission Recommendation: To grant multi-family residence-medium density (MF-3) district zoning. Applicant: Silverado Condominium Association. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

The first reading of the ordinance for multi-family residence-medium density (MF-3) district zoning was approved.

Z-14 C14-05-0113.01 - East Riverside/Oltorf Neighborhood Plan, Tract 300 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1005 1/2 South Pleasant Valley Road (Country Club Creek Watershed) from multi-family residence-medium density (MF-3) district zoning and multi-family residence-high density (MF-5) district zoning to public (P) district zoning. Planning Commission Recommendation: To grant public (P) district zoning. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

The first reading of the ordinance for public (P) district zoning was approved.

Z-15 C14-05-0113.02 - East Riverside/Oltorf Neighborhood Plan, Tracts 302 and 303 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1801 Grove Boulevard (Country Club Creek Watershed) from neighborhood commercial (LR) district zoning to single-family residence-large lot (SF-1) district zoning and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. Planning Commission Recommendation: To grant single-family residence-large lot (SF-1) district zoning (Tract 302) and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning (Tract 303). Applicant: Larry & Robin Yount. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

The first reading of the ordinance for single-family residence-large lot (SF-1) district zoning (Tract 302) and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning (Tract 303) was approved.

Z-16 C14-05-0113.03 - East Riverside/Oltorf Neighborhood Plan, Tracts 304 & 305 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5602, 5604, 5700 E. Riverside Drive (Country Club Creek Watershed) from family residence (SF-3) district zoning to single-family residence-large lot (SF-1) district zoning and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. Planning Commission Recommendation: To grant single-family residence-large lot (SF-1) district zoning (Tract 304) and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning (Tract 305). Applicant: Larry and Robin Yount. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2303.

This item was postponed to January 26, 2006 at Council Members' request.

Z-17 C14-05-0113.04 - East Riverside/Oltorf Neighborhood Plan, Tract 309 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2101 Wickersham Lane (Country Club Creek Watershed) from community commercial- (GR) district zoning to community commercial-mixed use (GR-MU) combining district zoning. Planning



MEMORANDUM

TO: Will Wynn, Mayor and City Councilmembers

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: January 9, 2006

RE: East Riverside / Oltorf Combined Neighborhood Plan

On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Item..	Case.....	Address	Plan/Tract(s)	From	To
Z-3	C14-05-0111.01	2600 Pleasant Valley	Parker Lane/203	LR	SF-3
Z-4	C14-05-0111.02	2507 Burleson Rd	Parker Lane/204	GR	MF-2
Z-5	C14-05-0111.03	2800, 2904 Metcalfe Rd	Parker Lane/208	SF-3	P
Z-6	C14-05-0111.04	2101 Wickshire	Parker Lane/213	SF-3	P
Z-7	C14-05-0111.05	4705-4811 E. Oltorf	Parker Lane/224	MF-2	SF-6
Z-8	C14-05-0112.01	1902-1912 E Riverside	Riverside/15	CS-1	GR
Z-9	C14-05-0112.02	2410 E Riverside Dr	Riverside/30	CS	GR
Z-10	C14-05-0112.03	2410 E Riverside Dr	Riverside/31	CS-1	GR
Z-11	C14-05-0112.04	1605 E Riverside Dr	Riverside/46	CS	GR
Z-12	C14-05-0112.05	1301 S IH-35	Riverside/49	LR	LO
Z-13	C14-05-0112.06	1840 Burton Dr	Riverside/57	LR	MF-3
Z-14	C14-05-0113.01	1005 1/2 Pleasant Valley	Pleasant Valley/300	MF-3/MF-5	P
Z-15	C14-05-0113.02	East Riverside & Oltorf	Pleasant Valley/302-303	LR	SF-1, LR-MU-CO
Z-16	C14-05-0113.03	5700, 5602, 5604 E Riverside Dr	Pleasant Valley/304-305	SF-3	SF-1, LR-MU-CO
Z-17	C14-05-0113.04	2101 Wickersham	Pleasant Valley/309	GR	GR-MU
Z-18	C14-05-0113.05	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0113 (Pleasant Valley NP)

P. C. Date: August 9, 2005

October 11, 2005

October 25, 2005

AREA: 1461.68

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD)
(Robert Heil)

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- Austin Neighborhoods Council
- The Crossing Gardenhome Owners Association
- Del Valle Neighborhood Assn
- Eastville Central Homeowners Association
- Montopolis Area Neighborhood Alliance
- Penick Place Neighborhood Association
- PODER People Organized in Defense of Earth & Her Resources
- River Bluff Neighborhood Association
- Riverside Farms Road Neighborhood Assn.
- Sentral Plus East Austin Koalition (SPEAK)
- Southeast Austin Neighborhood Alliance
- Southeast Austin Trails & Greenbelt Alliance
- Sunridge Homeowners Association
- Terrell Lane Interceptor Association

AREA OF PROPOSED ZONING CHANGES: The Pleasant Valley Neighborhood Planning Area is bounded by Town Lake to the north, Montopolis and Grove Blvds to the east, Oltorf to the south and Pleasant Valley to the west (see Attachment 1: Map of the Neighborhood Planning Area).

AREA STUDY: East Riverside/Oltorf Combined Neighborhood Planning Area

TIA: Not required

WATERSHEDS: County Club Creek, Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes (Riverside Drive)

SCHOOLS: (AISD)

Allison Elementary School
Linder Elementary School
Martin Middle School
Fulmore Middle School
Johnston High School

SUMMARY OF STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

LIST OF ATTACHMENTS:

Attachment 1: Map of Neighborhood Planning Area
Attachment 2: Neighborhood Planning Area Current Zoning
Attachment 3: Tracts Proposed for Rezoning
Attachment 4: Map of Tracts Proposed for Rezoning
Attachment 5: Properties Proposed for Rezoning by the Neighborhood (but not recommended by staff).
Attachment 6: Description of Proposed Base Districts
Attachment 7: Neighborhood Plan Special Uses
Attachment 8: Neighborhood Design Tools

PLANNING COMMISSION RECOMMENDATION:

August 9, 2005: Postponed to 10/11 (staff).

October 11, 2005: Postponed to 10/25 (staff).

October 25, 2005: _____

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

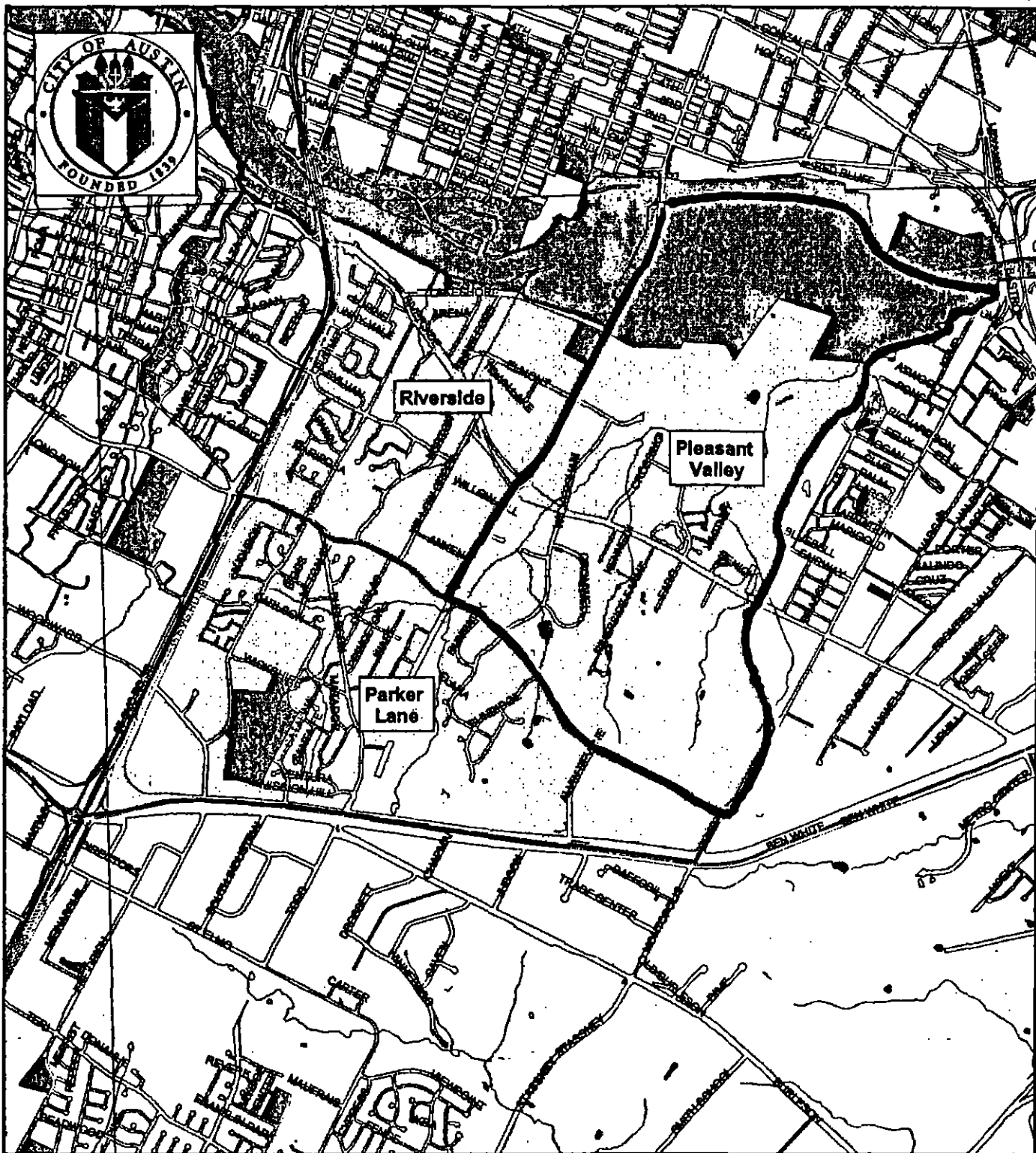
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330

NEIGHBORHOOD PLANNER: Jackie Chuter

e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

- | | |
|--------------|---------------|
| Park | Planning Area |
| Creek | Street |
| Lake or Pond | |

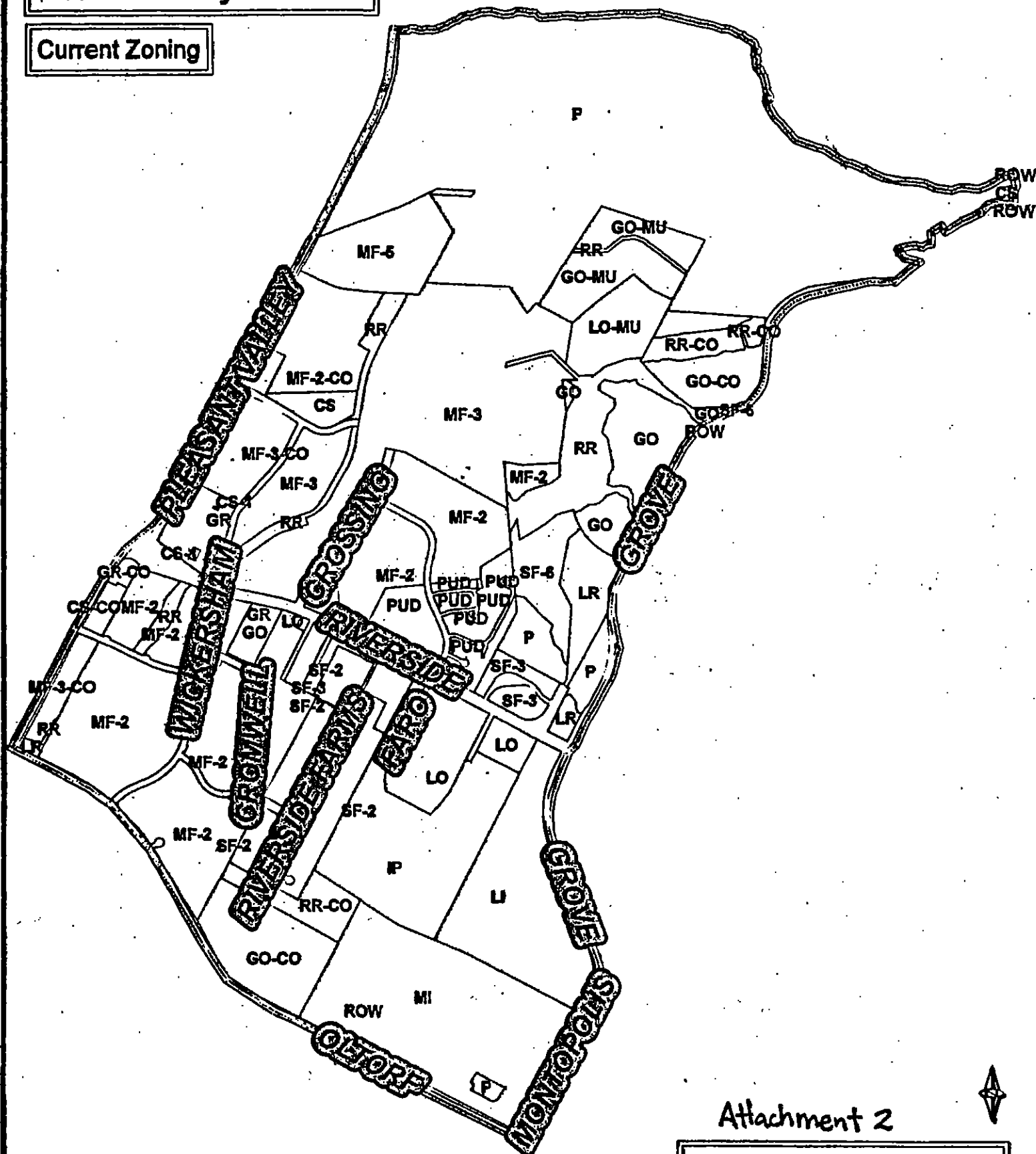
0 2,500 5,000 10,000 Feet

EAST RIVERSIDE/COTTONF NEIGHBORHOOD PLANNING AREA

Pleasant Valley Plan Area

C14-05-0113

Current Zoning



Attachment 2

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

C14-05-0113

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Grove Blvd.	90'	2 @ 24'	Collector	Yes	#4, 26, 331, 350	No
Wickersham Lane	80'	2 @ 24'	Collector	Yes	#26, 411, CP	No

Environmental

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. A smaller portion of the northern side of this neighborhood falls within the Colorado River Watershed, which is, in this location, classified as an Urban Watershed.

Under current watershed regulations, development or redevelopment within the Suburban Watershed portion of this neighborhood is subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there are floodplains throughout the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. In both the suburban and urban watersheds, no development is permitted in the Critical Water Quality Zone. In the suburban watershed, impervious cover is limited to 30% in the Water Quality Transition Zone.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Water quality requirements for each watershed classification are as follows

Suburban: Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

- **Structural controls:** Sedimentation and filtration basins with increased capture volume and 2 year detention.

Urban: Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

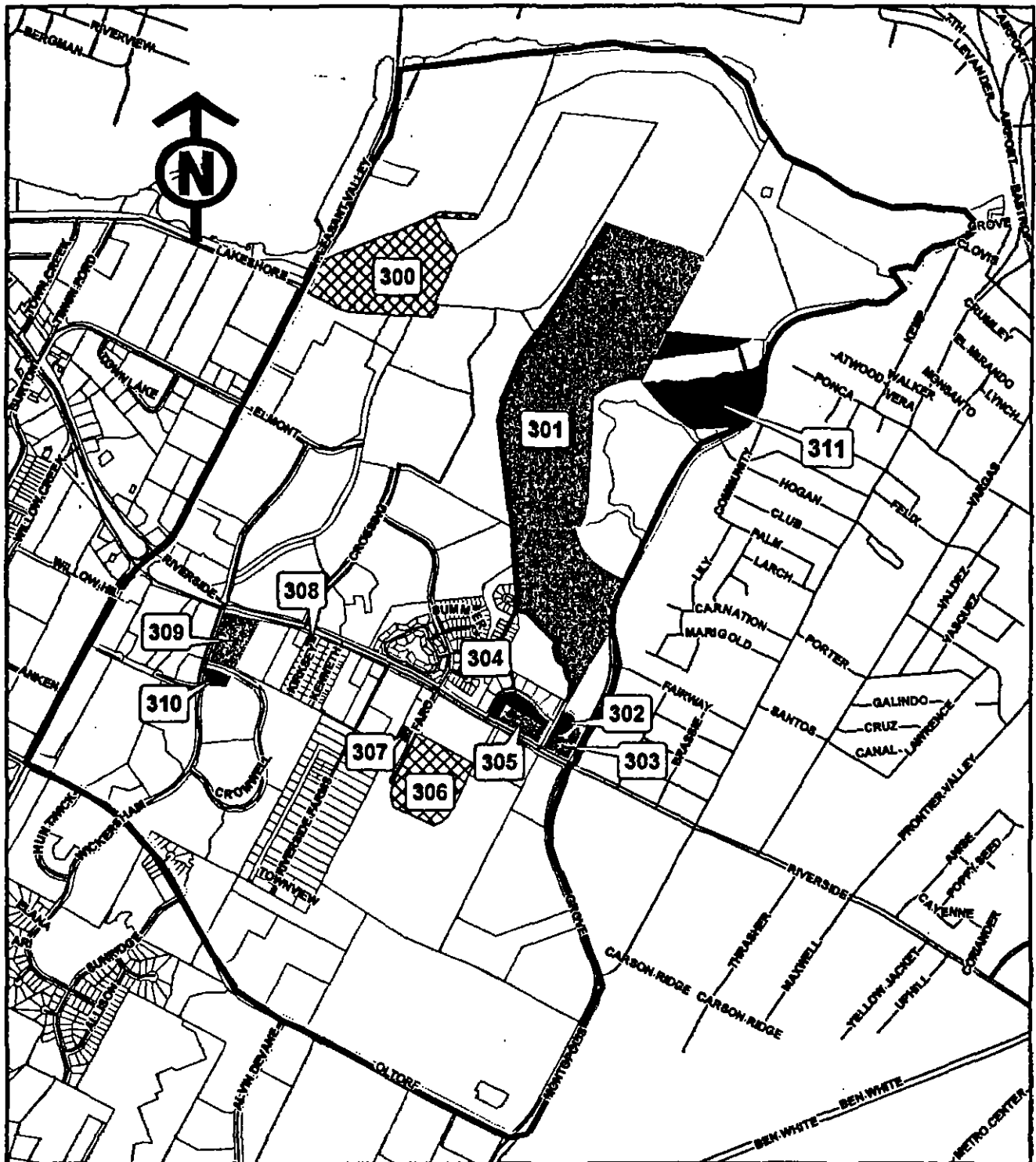
Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Riverside Drive is a scenic roadway.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



Pleasant Valley Neighborhood Plan Combining District
Tract Map of Rezoning
Zoning Case #C-14-05-0113
Exhibit _____



City of Austin
 Neighborhood Planning and Zoning Department
 September 20, 2005



0 1,000 2,000
 Feet

**Pleasant Valley Neighborhood Plan Combining District:
Tracts Proposed for Rezoning**
Case #C14-05-0113

TRACT NUMBER	ADDRESS	FROM	TO
300	1005 1/2 S. Pleasant Valley Road	MF-3, MF-5	P-NP
301	1020 Grove Blvd. (approx. 128.5 acre tract of land out of Santiago Del Valle Grant)	RR, SF-6, MF-2, MF-3, LO-MU, GO-MU, LR	GO-CO-NP
302	0.943 acres out of the Santiago Del Valle Grant	LR	SF-1-NP
303	1.710 acres out of the Santiago Del Valle Grant	LR	LR-MU-CO-NP
304	5700 E. Riverside Drive (2.499 acres out of the Santiago del Valle Grant)	SF-3	SF-1-NP
305	5602, 5604 E. Riverside Drive (2.434 acres out of the Santiago del Valle Grant)	SF-3	LR-MU-CO-NP
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E. Riverside Drive	LO	LO-MU-NP
309	2101 Wickersham Lane	GR	GR-NP
310	2207 Wickersham Lane (A 46,089 square foot tract of land out of the Santiago Del Valle Grant)	GR	MF-2-NP
311	0 Grove Blvd. (A 19.406 acre tract of land out of the Santiago del Valle Grant)	GO-CO	GO-CO-NP